

Boxborough Housing Board  
Minutes, Thursday, 11 June 2015  
Town Hall, 29 Middle Road

**Housing Board Members Present:** Al Murphy, Chair, Michael Fetterman, Ron Vogel, Diane Friedman

**Invited Attendees:** Adam Duchesneau

The meeting was called to order at 7:30 PM

**I. Minutes**

Minutes for the 9 April 2015 BHB Meeting were approved

**II. Informational Items**

- A. The Housing Production Plan has been approved
- B. Abutters to Stow Road property Heather Fleming and husband Cord Awry want to save a large old magnolia tree on the property and are exploring the feasibility of doing so. Ron stated probably no CPA funding would be available for this. We discussed having the developer consider the issue.

**III. Old Business**

- A. The BHB discussed the use of CPA funding. Ron agreed that the cost of housing board members going to conferences could be supported. The BHB also discussed paying year 3 of the Regional Housing Services, paying for some needs of the Stow Road property and putting monies into the Affordable Housing Trust to buy land. Projects need to be discussed at our July meeting because the CPC needs to have the rough drafts of the proposals by Sept or Oct.
- B. Stow Road RFP - K & P recommended more quantitative criteria than did Susan Connelly of MHP. Al and Les Fox talked with a representative from the Inspector General's office to resolve the matter. In addition, we need to add auxiliary documents to the RFP.

**IV. New Business**

- A. The BHB discussed how tax assessments should be determined for affordable units that are monitored by the BHB. Al moved that our policy should be that affordable units will be assessed at the lowest of:
  - 1. The market-rate value (as determined by the assessor), discounted by 25%, or,
  - 2. The Maximum Resale Price, as specified by the Affordable Housing Restriction of the unit.Ron seconded the motion, and the motion passed unanimously.
- B. The BHB decided that the owner of the unit at 232 Swanson Road, Unit 628, will have 120 days to and sell the unit as an affordable unit. Adam will draft a letter to notify him, Nathan Robinson from Regional Housing Services will help.
- C. The BHB will use the \$4,209.45 from Affordable Housing Trust funds to help pay for the second year of Regional Housing Services
- D. Diane made a motion that the Town continue with the Year 3 services with Metro West Collaborative Development. Michael seconded the motion, and it passed unanimously.

The meeting was adjourned at 9:15 pm

Respectfully submitted by Diane Friedman